| 173.0 | 0001 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 992,200 / 992,200 |
| | | | | | USE VALUE: | 992,200 / 992,200 |
| | | | | | ASSESSED: | 992,200 / 992,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 114 | -116 | PAUL REVERE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CHEN SANJUN & |
| Owner 2: | HUANG YU |
| Owner 3: | |
| Street 1: | 200 HILLSIDE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FEDERAL HOME LOAN MORTGAGE - |
| Owner 2: | CORPORATION - |
| Street 1: | 5000 PLANO PKWY |
| Twn/City: | CARROLLTON |
| St/Prov: | TX Cntry: |
| Postal: | 75010 |

## NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3240 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 3370.000 | 645,700 | | 346,500 | 992,200 |
| Total Card | 0.077 | 645,700 | | 346,500 | 992,200 |
| Total Parcel | 0.077 | 645,700 | | 346,500 | 992,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.28 /Parcel: 306.28

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 114762

**GIS Ref**

**GIS Ref**

**Insp Date** 07/02/18

!13396!

## PREVIOUS ASSESSMENT

Parcel ID: 173.0-0001-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 105 | FV | 645,700 | 0 | 3,370. | 346,500 | 992,200 | | Year end | 12/23/2021 |
| 2021 | 105 | FV | 617,400 | 0 | 3,370. | 346,500 | 963,900 | | Year End Roll | 12/10/2020 |
| 2020 | 105 | FV | 617,500 | 0 | 3,370. | 346,500 | 964,000 | 964,000 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 455,800 | 0 | 3,370. | 341,600 | 797,400 | 797,400 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 455,800 | 0 | 3,370. | 262,400 | 718,200 | 718,200 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 428,700 | 0 | 3,370. | 247,500 | 676,200 | 676,200 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 428,700 | 0 | 3,370. | 227,700 | 656,400 | 656,400 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 384,100 | 0 | 3,370. | 212,900 | 597,000 | 597,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 16:56:17 |

**LAST REV**

| Date | Time |
|---|---|
| 07/31/18 | 12:06:08 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13396

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FEDERAL HOME LO | 61076-60 | | 1/29/2013 | Bank Sale | 460,000 | No | No | | |
| CONNEELY DARA/K | 58448-92 | | 2/8/2012 | Forclosure | 479,919 | No | No | | |
| CONNEELY DARA | 48788-574 | | 1/5/2007 | Family | 1 | No | No | | |
| PERGANTIS MICHA | 25358-432 | | 5/23/1995 | | 178,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/23/2013 | 589 | Re-Roof | 6,000 | C | | | | |
| 1/25/2006 | 45 | Siding | 12,000 | | | G7 | GR FY07 | |
| 8/13/1996 | 388 | Manual | 4,000 | | | | | REBUILD PORCHES |
| 6/13/1995 | 321 | | 3,500 | | | | | REMODEL KIT/BATHS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/2/2018 | MEAS&NOTICE | CC | Chris C |
| 12/17/2008 | Measured | 345 | PATRIOT |
| 3/15/2007 | External Ins | BR | B Rossignol |
| 12/23/1999 | Mailer Sent | | |
| 12/16/1999 | Measured | 263 | PATRIOT |
| 12/1/1981 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 114762 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 3370 | | Sq. Ft. | Site | | 0 | 70. | 1.47 | 6 | | | Topo | -5 | | | | | 346,531 | | | | | | 346,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.07736 | Total SF/SM: | 3370 | Parcel LUC: | 105 | Three Fam. | Prime NB Desc | ARLINGTON | Total: | 346,531 | Spl Credit | | Total: | 346,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 3 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | 1 | Rating: | Good |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.97412407 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 173.589 |
| Other Features: | 162500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 793283 |
| Depreciation: | 147551 |
| Depreciated Total: | 645733 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 15 | BRs: | 7 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| 1 | 3 | 1 | |
| Totals | | | |
| 3 | 15 | 7 | |

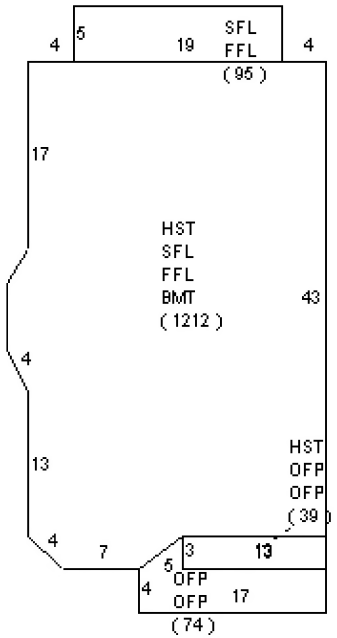
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 173.59 |
| Special Features: | 0 | Val/Su Net: | 138.03 |
| Final Total: | 645700 | Val/Su SzAd | 199.32 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,307 | 173.590 | 226,881 |
| SFL | Second Floor | 1,307 | 173.590 | 226,881 |
| BMT | Basement | 1,212 | 52.080 | 63,117 |
| HST | Half Story | 626 | 173.590 | 108,580 |
| OFP | Open Porch | 226 | 23.560 | 5,325 |

| Net Sketched Area: | 4,678 | Total: | 630,784 |
|---|---|---|---|
| Size Ad | 3239.5 | Gross Area | 5303 | FinArea | 3240 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

173.0-0001-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc